



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£20,000 PER ANNUM

- Lock-up shop to let
- Currently used as a restaurant
- Suitable for a variety of alternative uses
- Old Church Road location
- Totalling approx 836 sq ft

54 OLD CHURCH ROAD, CHINGFORD, LONDON, E4 8DB



CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Location

Located on Old Church Road which leads into Chingford Mount Road, forming the main shopping and commercial area in South Chingford and a number of restaurants, cafes and multiple retailers such as Card Factory, Specsavers and The Works are located there. Pay and display parking is available on Old Church Road and free parking is available on many of the neighbouring streets. Chingford benefits from road connections to the A10, A406, M11 and M25.

Description

Comprising a ground floor lock-up shop which has most recently traded as a restaurant. The premises would be suitable for a variety of uses and the accommodation is more particularly described as follows:

Sales area: 836 sq ft (77.7 sq m).

Toilet facilities included.

All measurements quoted are approximate only.

Terms

The premises are available by way of assignment of the existing lease or by way of a new lease at a rent of £20,000 per annum.

Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £17,250

2024/25 UBR: 0.499 P/£

2024/25 Rates Payable: £8,607.75

Please note that the 2024/25 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with 75 percent relief on their business rates bill.

Interested parties are therefore advised to confirm current rate liability with the Local Authority.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer, tel 020 8501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.



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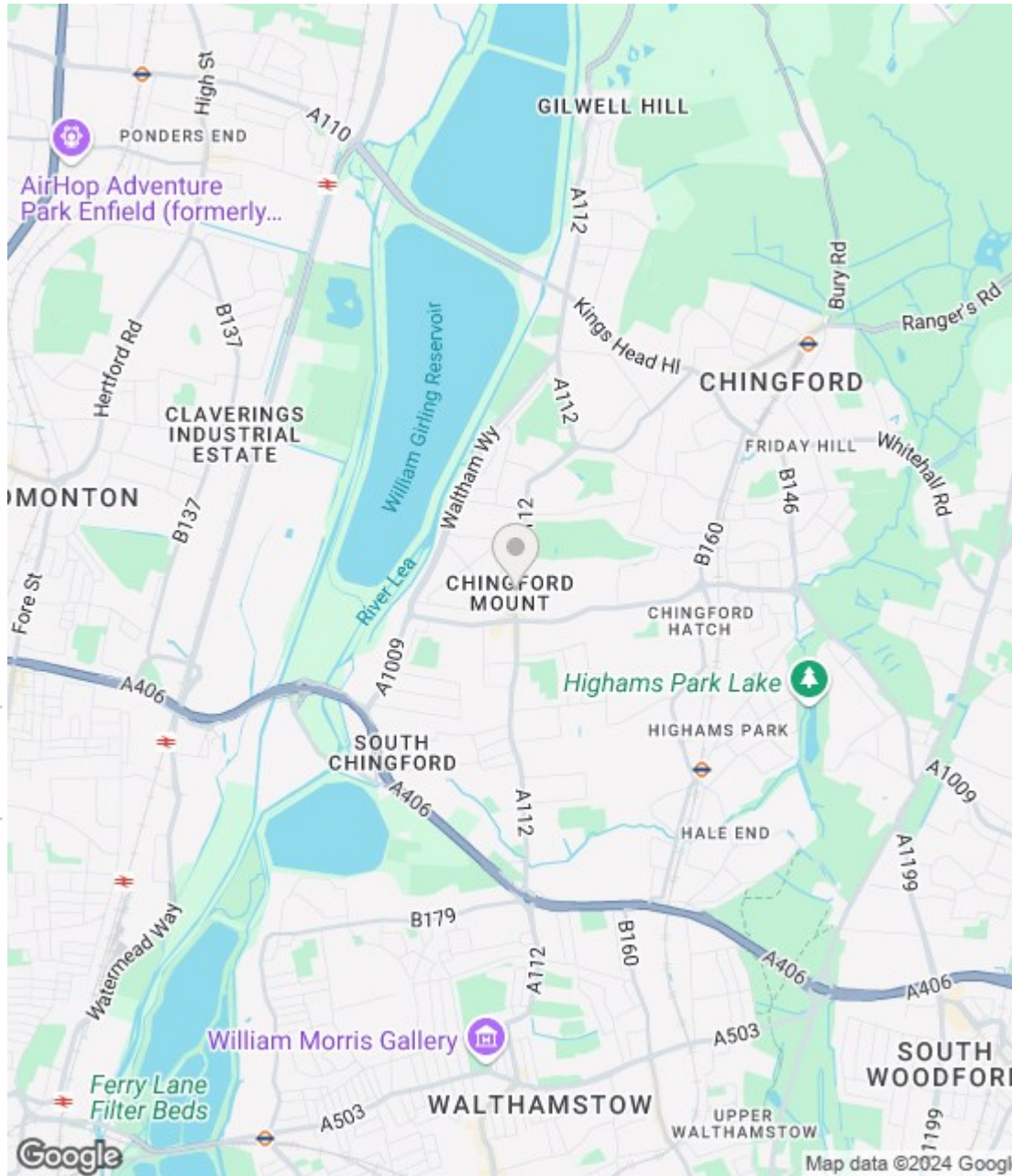
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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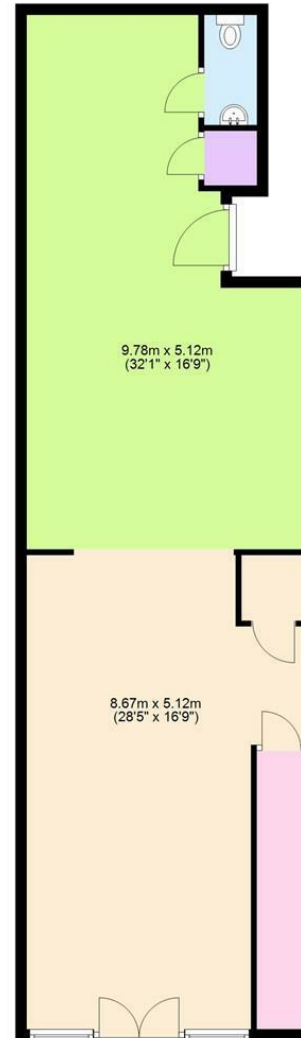
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Ground Floor
Approx. 89.2 sq. metres (960.0 sq. feet)



Total area: approx. 89.2 sq. metres (960.0 sq. feet)

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